

APRIL REAL ESTATE.
New Jersey—Sale or Let.
For Sale in Suburban Jersey
Commencing via Jersey Central

8 Rooms and 2 Baths
Property 150x150
Double Garage
2 Rooms Over

A SACRIFICE FOR \$16,000
FOR FURTHER INFORMATION
COMMUNICATE WITH
ARTHUR N. PIERSON, JR.
234 Elm St. Westfield, N.J.
PHONE WESTFIELD—ONE, TWO, THREE, FOUR.

SPECIAL OFFERING AT
MONTCLAIR
A SOUTHSIDE RESIDENCE
A thoroughly modern, well-constructed home, with living room, dining room, solarium, kitchen, 8 bedrooms, 8 bathrooms (two tiled); imported decorations; steam heat (vapor system). Choice location Lackawanna district. Choice Price \$20,000.

F. M. CRAWLEY & BROS.
Opp. Lackawanna Terminal (Real Estate Brokers) Montclair, N. J.

GREENWICH
FOR SALE
\$22,000—Attractive frame house, 8 rooms, 2 baths; 3 acres. Garage with room and bath. Five minutes' walk to station. No. 1008.

ADD & NICHOLS
Greenwich, Conn. Inc. Tel. 1717.

NEAR NEW HAVEN
Gentleman's Farm
120 acres with 8-Acre Lake
Very charming home equipped with all modern conveniences, overlooking lake. In the midst of a wonderful country, close by a very attractive village, convenient to several cities. Most of the acreage is under cultivation, the balance in woodland; on excellent auto road. There are two farm houses, several very fine barns and large poultry plant and garage with quarters. Property has just been sold for \$15,000, now offered at \$12,000. A remarkable bargain; terms to suit buyer.

GEORGE HOWE, 527 Fifth Ave., N. Y.
Specialist in Suburban & Country Properties.

GREENWICH
\$22,000—New Colonial house, 13 acres of land. Fine trees. Frontage on a beautiful lake. 10 rooms, 3 baths. Easy terms. No. 1008.
Office Open Sundays.

ADD & NICHOLS
Greenwich, Conn. Inc. Tel. 1717.

GREENWICH
Rock Ridge Section
Wonderful Bargain, \$42,000
Beautiful residence, with brook, lovely trees, surrounded by the estate; eight bedrooms and four bathrooms; swimming pool, fireplace, motor station and school; garage with quarters; must be sold at once. Good office, on First Road, opposite "The Maples," Greenwich, Conn. Open every day. Telephone Greenwich 1522.

GEORGE HOWE, 527 Fifth Ave., N. Y.
Specialist in Suburban & Country Properties.

FOR SALE AT GREENWICH
\$60—Frame house, 13 rooms, 3 baths, garage; conveniently located to village, schools and station; about 1-1/2 of an acre; view of Sound.
Price \$50,000.

E. P. HATCH, INC.
Greenwich, Conn. Real Estate
FICKWICK INN BUILDING
Tel. Greenwich 1822-1823. Open Sunday.

STAMFORD, CONN.
New, modern six room home.
Immediate possession, easy terms. Convenient to schools, station and beach. Worth \$12,000. Will be sold to immediate buyers at \$8,500.

HARRIS CONSTRUCTION CO.
332 Atlantic Street,
Stamford, Conn. Tel. 200-2000.

SUBURBAN REAL ESTATE.
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REAL ESTATE TO EXCHANGE.
Real Estate For Exchange
Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a tenement, farm or country place.

Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff. Ask for Details by Numbers.

(No. 265)—New York City's finest all year residential property; overlooks bay; 5 acres; perfect home with 25 rooms, 6 baths, 5 lavatories. Wine cellars, sunken Italian gardens, tennis courts, garage—5 rooms and bath on second floor. Reproduction value \$500,000. Price \$275,000. Free and clear. Owner will add cash for income property.

(No. 267)—A new six story modern building in the heart of the financial district. Ideal for individual occupancy by a stock exchange house or for corporation offices. Price \$300,000. Mortgage \$175,000 at 6%, 4 1/2 years to run. Half cash and half trade.

(No. 269)—A Broadway Office Building; prominent corner; 15 stories; 7,800 sq. ft. Price, \$1,250,000. Mortgage, \$800,000 at 5%, 10 years. Rents, \$160,000. Net income of \$45,000 on equity of \$450,000.

(No. 288)—An 8-story fireproof loft building at 10th St. near Broadway. Price, \$200,000. Cash required, \$150,000. Balance in trade and purchase money mortgage.

(No. 290)—A 12-story downtown Broadway Office Building. Price, \$750,000. Cash \$99,500. Cash required, \$150,000. Balance in trade and purchase money mortgage.

Any firm needing 25,000 to 40,000 sq. ft. of space should of course obtain in trade exceptionally well constructed building. Country property or city house taken in part payment.

For further information, with diagram, plans and photographs, of any of the above buildings furnished on request. We have many small stores and light buildings, dwellings, tenements and apartments that are offered for exchange. Send us exact details of any properties you wish to sell for exchange.

Chas F Noyes Co.
118 William St. For 25 years we have specialized in the sale, Phone John 2000
rental, exchange and management of Real Estate.

WAREHOUSE OR FACTORY FOR SALE
LEXINGTON AVE., NEAR BROADWAY, BROOKLYN
Formerly used by H. C. Bohack Co., Inc., Brooklyn's Large Chain Grocers.

2 STORY AND BASEMENT, BRICK
Containing over 15,000 Square feet, with Electric Freight Elevator from Basement to second floor. Located on plot 74x100 feet. Steam Heat; Electric Light and Power.

This building is well adapted for Factory purposes. Reasonable Price & Terms to right party. Brokers Protected.

BYRNES & HARRITY
Exclusive Agents
44 Court St., Brooklyn. Tel. Main 8799.

100,000 Square Feet—FOR SALE
Best Industrial Location—3 Acres Land with Railroad Siding

MODERN DAYLIGHT FACTORY
12 MILES FROM NEW YORK

MANUFACTURER relinquishing control of one of several successful industries will show preference to individual or syndicate that will absorb a going concern with experienced organization. Proposals for building will be entertained separately from sale of machinery and organization. This plant has never before been offered for sale.

CROSS & BROWN COMPANY
INDUSTRIAL DEPARTMENT
18 East 41st Street, New York

SUBURBAN REAL ESTATE.
New Jersey—Sale or Let.
PLAINFIELD
THE QUEEN CITY OF NEW JERSEY
\$40,000—Modern Residence in choice location; 10 rooms, 2 baths, 4 bedrooms, 2 living rooms, dining room, kitchen, 2 car garage. Must be sold.

\$40,000—Modern Residence
10 rooms, 2 baths, 4 bedrooms, 2 living rooms, dining room, kitchen, 2 car garage. Must be sold.

H. S. CONNOLLY & CO.
Opp. Lackawanna Station Montclair

Have Cash Buyers
For Apartment Houses, Cold Water Flats and Tenements in N. Y. City. J. CLARENCE DAVIES, INC., 140th St. and 34 Ave.

TAXPAYERS OR LOTS
Selling for taxpayers, Manhattan, Bronx or Brooklyn, must be on live business streets and at traffic points. Broker protected. Send full particulars to INVESTOR, room 606, Arden Building, Brooklyn.

I AM IN THE MARKET
to purchase flats, lots and apartment houses. Call or mail particulars. Charles Galewski, 565 5th Ave.

WARREN COUNTRY SPECIAL
75 ACRES, STONE HOUSE
Money maker in famous Washington section; country near by; short drive to center of Washington; 45 acres tillable, 12 spring watered pasture, 19 valuable timber and firewood; large apple orchard, 500 bushels; other fruits and berries; old fashioned 6 room stone house, spring water; 50x60 basement barn, milk house, corn crib, wagon shed, etc.; owner has other farm, hence low price, \$24,000, for details and free illustrated catalogue other bargains throughout the State. NEW JERSEY FARM AGENCY, 154 N. Nassau St., New York City.

167 Acres Convenient New York.
Horse, calves, hogs, wagons, reaper, blower, potato planter, digger, sprayer, manure spreader, full complete tools, 60 acres loamy machine-worked fields; brook-watered pasture, berries; modern 2 1/2 story 8 room house, steam heat, electric lights, bath; large veranda; asbestos slating; excellent barn, two poultry houses, tenant bungalow to rent for \$500 yearly. Retiring, \$15,000 cash takes full balance of \$25,000 on easy terms. FARM AGENCY, 154 N. Nassau St., New York City.

75 ACRES NEAR VINELAND
3 Houses, Cow, 125 Chickens
All machinery; near station, stores, school, lake; State Highway; 75 fruit trees, 9-room house, cellar, gas, wagon shed, potato house, cow barn, pig pen, corn crib, brook-watered pasture, berries; modern 2 1/2 story 8 room house, steam heat, electric lights, bath; large veranda; asbestos slating; excellent barn, two poultry houses, tenant bungalow to rent for \$500 yearly. Retiring, \$15,000 cash takes full balance of \$25,000 on easy terms. FARM AGENCY, 154 N. Nassau St., New York City.

520—Fifth Ave. Lofts—520
Between 42d & 44th Sts.
New York, N. Y.
Far Below Market Value
For Immediate Possession
Size 28x110
Every Modern Improvement
E. B. MEYROWITZ, INC.
520 FIFTH AVENUE, N. Y.
Phone Vanderbilt 8880.

Beautiful Home and
145-Acre Equipped Dairy Farm
Convenient New York City; income from dairy, \$5,000; 5 acres apples, pears, plums, cherries, peaches, 100 acre machine-worked fields, good pasture, woodlot; fine large house, bath, furnace heat, porch, splendid outlook; 100 ft. bay, 75 ft. stable, etc.; garage, windmill, etc. Aged owner retiring makes low price \$16,000 and includes 25 cows, bull, horses, full modern implements, hay, crops, etc. Part cash. Photo and details take 100 ft. bay, 75 ft. stable, etc. 20 State. FREE. STROUT FARM AGENCY, 150 N. Nassau St., New York City.

TO LET FOR BUSINESS
Above 14th St. to 20th St. (Exclusive). Above 14th St. to 20th St. (Exclusive). Above 14th St. to 20th St. (Exclusive). Above 14th St. to 20th St. (Exclusive).

A Man and his Business are often judged
By the building in which they are housed.
You are invited to inspect
1650 Broadway
Corner 51st Street, and extending through from Broadway to Seventh Avenue.

A strictly modern building of the highest type of construction.
Ready for occupancy Dec. 1, 1922.
Fronting on three streets, affording 100 per cent light space.
Open floors 50x160 feet, with clear space from wall to wall (no columns).
Smaller Units for Individual Tenants. A building that will be managed with mutual courtesy in the interest of Tenants and patrons.

Most Attractive Office
in the
Herald Square District
Size 28 x 28 Feet
Front Practically All Glass
Second Floor of Regal Building
At 37th St. & Broadway

Just thoroughly redecorated; new lighting fixtures; elevator service to 11:30 P. M.; can be divided so as to give outside and private office; rent reasonable, with privilege of lease for six years; nothing like it in the busy vicinity of Herald Square.

Call Chelsea 4000
Ask Mr. Walker for details of terms.

STORES, OFFICES, SHOW ROOMS
Will Divide to Suit Tenants

50x160 feet. Free from Columns. North light.
Leases now being made. Possession Dec. 1st, 1922.

The Bethlehem Engineering Corporation
527 Fifth Ave.
TEL. VANDERBILT 3157 or 9066. BROKERS PROTECTED

N. W. Cor. 37th St. & 8th Ave.
N. Y. CITY
28x100, with 49 ft. L.
6 Story Building
AND LARGE, LIGHT BASEMENT
FOR LONG TERM LEASE
Containing 20,000 sq. ft.
Specially adapted for
Garment, Furniture or any
manufacturing line.
Elevator, steam heat, electric light, all improvements.

J. P. & L. P. KISSLING
898-8th Ave., N. Y. City
Or your own broker.

LOFTS TO LET
18-22 West 20th Street
running through to 23 West 19th Street. 75 ft. on 20th Street, 25 ft. on West 19th Street. Approximately 10,000 square feet. Strictly fire-proof building. 100% Sprinkler system, four elevators, first-class service. Very reasonable rents. (Mfg. permitted.)

8-10 West 19th Street
Approximately 5,000 square feet. Very light, two elevators, 100% Sprinkler system, strictly fire-proof building. Very reasonable rents. First-class service. (Mfg. permitted.)

172 Fifth Avenue
Northwest corner of 22nd Street. Very light loft. Approximately 2,500 square feet. Good service (Mfg. permitted.)

KAYELL REALTY CO., 35 Nassau Street.
Phone Rector 1073 Brokers Protected.

STORE & BASEMENT
100-5th Ave.
N. W. Cor. 15th St.
Large Show Windows. Exceptional Light
Store 57 x 140. Basement 7 x 165
POSSESSION FEBRUARY 1ST, 1923.
MODERN HIGH CLASS FIRE-PROOF BUILDING
LOFTS, 9,150 Sq. Ft.
OFFICES, 200 to 2,300 Sq. Ft.
Will Divide. Apply on Premises or
Edgar A. Levy Leasing Co. Within 4007.
100 Fifth Avenue. Brokers Protected.

TILMAR BUILDING
Adjacent to Broadway.
145 West 45th St.
High Class Office Building
for Select Tenants Only
OFFICES
\$50 Per Month
INCLUDING LIGHT AND HEAT
ROBERT P. ZOBEL
TEL. 645 BRYANT.
ON PREMISES
OR YOUR OWN BROKER.

LEASE FOR BUSINESS PURPOSES
FOR A LONG TERM.
A-43 EAST 50TH STREET
NEAR PARK AVENUE
Six story American basement dwelling; Oil elevator, 18 rooms, 8 baths; immediate possession. Rental \$800 per year and taxes. (Brokers protected.)
FRANCIS B. ROBERT, 217 Broadway.

48TH ST., NEAR 12TH AV.
FLOP OF EIGHT LOTS
Will lease for a long term of years and loan 50 per cent of the cost of a one story garage. Brokers protected.
F. R. ROBERT, 217 B'WAY.

520—Fifth Ave. Lofts—520
Between 42d & 44th Sts.
New York, N. Y.
Far Below Market Value
For Immediate Possession
Size 28x110
Every Modern Improvement
E. B. MEYROWITZ, INC.
520 FIFTH AVENUE, N. Y.
Phone Vanderbilt 8880.

OFFICES
Rodin Studios, 200 West 57th St.
Excellent transfer station.
FROM \$60 UPWARD

LOFTS—STORES—BUILDINGS
Merchandise, Warehouses, Factories.
LARGE COLLECTIONS, 10,000 FEET.
LOUIS SCHRAG, 142 W. 23D ST.

Bar Building
Built by and for LAWYERS
Immediate Occupancy. Extending from
36 W. 44th St. to 37 W. 43rd St.

POSSESSING the utmost in location, character, service and prestige; connected with the Bar Association of the City of New York, adjoining the D. K. E. Club on the East and facing the New York Yacht and Harvard clubs, a few steps from Fifth Avenue, in the heart of the convenient mid-town section.

A limited amount of store and office space is reserved for commercial tenants.

Renting Offices on the Premises
36 West 44th St. Phone Murray Hill 2726

Guardian Life Building
50 Union Square
207-211 Fourth Avenue
N. E. Corner Fourth Ave. and 17th St.
Modern high-class office building overlooking Union Square Park. Executive Offices and Show Rooms

Seventh Floor, 7,000 sq. feet net
Smaller units on other floors
Exceptionally good light
and good service. Moderate rentals
Immediate possession
H. J. Smith, Agent on premises
Phone Stuyvesant 2300. Brokers protected

STORES—OFFICES
42nd St.—Bet. 5th & 6th Aves.
5th Ave.—Near 42nd St.
Broadway—Times Square

Stores—Basements—at Reasonable Rents
Offices from \$35 per Month
WALTER J. SALMON Tel. Langacre 9000

404 Fourth Avenue
N. W. CORNER 28TH STREET
Subway Entrance in Bldg.
ENTIRE FLOOR ABOVE STORE.
ABOUT 7,500 SQ. FEET
Also Several Smaller Units.

Good display space; non-manufacturing; available Feb. 1, 1923. 3 passenger and 2 freight elevators. 100% sprinkler system.

144-150 W. 18 Street
MANUFACTURING LOFTS
Immediate possession; 2 entire floors, each about 10,000 sq. ft., or will divide; 2 elevators, sprinkler system.

5th Ave. & 43 St.
Very Desirable Corner
OFFICES
Large and Small Units.

ZIEGLER BUILDING
512 Fifth Ave.
References Required
Park Ave. Operating Co., Inc.
On premises or Your Own Broker.

576 Fifth Ave.
For Lease From Dec. 1, 1922
Offices containing a space approximately 8,845 sq. feet, including partitions and office fixtures.
Brokers Protected.

Bethlehem Engineering Corporation
527 5th Ave. Vanderbilt 3157-9066

EXCEPTIONAL
1st LOFT SHOW ROOM
3,500 Square Feet
339 Fifth Avenue
S. W. Corner 34th Street
On Premises or Your Own Broker.

Penn Terminal Building
330 SEVENTH AVE.
Adjoining Penn. Station and Hotel. LARGE 2ND FLOOR OFFICE. Moderate Rental. No Manufacturing. Apply Agent or Your Own Broker.

FOR LEASE
1st LOFT SHOW ROOM
3,500 Square Feet
339 Fifth Avenue
S. W. Corner 34th Street
On Premises or Your Own Broker.

MILLINER'S NOTICE
Choice store, West 48th, 75 ft. J. SAUTHUR FISCHER, 800 6th Av.

411-413 E. 107th St.
Latter, 60x100; light, steam heated, large elevator; with or without power; immediate possession. Apply premises or WM. MAAS, 115 University place. Phone 2325 Stuyvesant.

LEXINGTON AV., 1235, Cor. 84th St.
Large Corner Stores.
Excellent Location for Any Business.
APPLY ON PREMISES.

Other To Let For Business Advertisements On Next Page